

1 BILL NO. R-85-07- 17

2 DECLARATORY RESOLUTION NO. R- 91-85

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 Hykt 2m 1985, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 All that part of the South East
12 Quarter of Section 2, Township
30 North, Range 12 East, Allen
13 County, Indiana described as
follows:

14 Beginning at a point on the North
15 line of Columbia Street, 80 feet
East of the North East corner of
16 Harrison and Columbia Streets, in
the City of Fort Wayne, Indiana;
17 thence East along the North line
of Columbia Street, 40 feet; thence
18 North parallel with Harrison Street
through the center of the party wall
110 feet; thence West and parallel
19 with Columbia Street, 40 feet; thence
South and parallel with Harrison
20 Street through the center of the
party wall 110 feet to the place of
21 beginning, in the City of Fort Wayne,
Allen County, Indiana;

22
23 said property more commonly known as 126 West Columbia Street,
24 Fort Wayne, Indiana 46802;

25 WHEREAS, it appears that said petition should be pro-
26 cessed to final determination in accordance with the provisions
27 of said Division 6.

28 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
29 OF THE CITY OF FORT WAYNE, INDIANA:

30 SECTION 1. That, subject to the requirements of Section
31 4, below, the property hereinabove described is hereby designated
32 and declared an "Economic Revitalization Area" under I.C. 6-1.1-

12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 3 of this Resolution and shall continue for one (1) year thereafter. Said designation shall terminate at the end of that one-year period.

SECTION 2. That upon adoption of this Resolution:

- (a) Said Resolution shall be filed with the Allen County Assessor;
- (b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the advisability of designating the above designated area an "Economic Revitalization Area";
- (c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;
- (d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

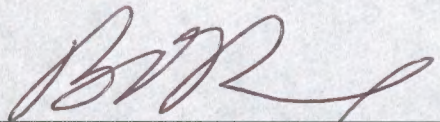
SECTION 2. That this Resolution shall be subject to being confirmed, modified and confirmed or rescinded after public hearing and receipt by Common Council of the above described recommendations and resolution, if applicable.

Page Three

SECTION 4. That this Resolution shall be in full force and effect from and after its passage and any and all necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

FOX RIVER BOND
25% COTTON

Read the first time in full and on motion by _____,
seconded by _____, and duly adopted, read the second time
by title and referred to the Committee _____ (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne
Indiana, on _____, the _____ day of
_____, 19____, at _____ o'clock _____.M.,E.S.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by E. E. E. E.,
seconded by Shug, and duly adopted, placed on its
passage. PASSED (~~1001~~) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>8</u>	_____	_____	<u>1</u>	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	_____	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 7-23-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)
(~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. B-91-85
on the 23rd day of July, 1985,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 24th day of July, 1985,
at the hour of 11:30 o'clock PM.M.,E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 24th day of July,
1985, at the hour of 4:00 o'clock P.M.,E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicants Douglas J. McPhail and Kay Miller-Evans
2. Owner(s) Douglas J. McPhail and Kay Miller-Evans
dba Productive Business Interiors, Inc.
3. Address of Owner(s) 6886 Hawthorn Park Drive
Indianapolis, IN 46220
202 West Berry Street, Suite 120
Fort Wayne, IN 46802
4. Telephone Number of Owner(s): (317) 842-5580
(219) 423-3482
5. Relationship of Applicant to Owner(s) if any Same
6. Address of Applicant 6886 Hawthorn Park Drive
Indianapolis, IN 46220
202 West Berry Street, Suite 120
Fort Wayne, IN 46802
7. Telephone number of Applicant: (317) 842-5580
(219) 423-3482
8. Address of Property Seeking Designation _____
126 West Columbia Street, Fort Wayne, IN 46802
9. Legal Description of Property Proposed for Designation
(may be attached) Attached

10. Township Wayne
11. Taxing District _____

12. Current Zoning M-1 (Light Industrial) - Historical District

13. Variance Granted (if any) None

14. Current Use of Property

a. How is property presently used? Vacant

b. What Structure(s) (if any) are on the property? Four-story building

b. What is the condition of this structure/these structures In need of renovation

15. Current Assessed Value of Real Estate _____

a. Land \$6,600

b. Improvements \$6,500

16. Amount of Total Property Taxes Owed During the Immediate Past Year

\$531.68 x 2

17. Description of Proposed Improvements to the Real Estate _____

Proposed work includes interior and exterior renovation and addition of HVAC, electrical and plumbing as needed throughout.

18. Development Time Frame

a. When will physical aspects of development or rehabilitation begin?

July, 1985

b. When is completion expected? November, 1985

19. Cost of Project. (not including land costs) \$320,000

20. Permanent Jobs Resulting from Completed Project

- a. How many permanent jobs will be employed at or in connection with the project after it is completed? 20 + 10 = 30
-

- b. What is the nature of those jobs? Design, Sales, Administration, Installation and supplemental support personnel

- c. Anticipated time frame for reaching employment level stated above?

By the end of 1986

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None
-

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

Project property is obsolete and was left primarily vacant for many years. Disrepair has resulted in need for total renovation of the interior. Originally a warehouse, the building is substandard and substantial investment will be made to bring it up to all codes. Major roof replacement is called for and all new utilities throughout. We will also spend money to have the structure laterally braced to assure its strength.

-
-
23. How will the proposed designation further the economic development objectives of the City of Fort Wayne?_____

Many companies like ours move to convenient suburbs. We are committed to growth in the central business district. We believe by spending our monies on a structure of little current use we may encourage other businesses to do the same. The nature of our business will bring many corporate leaders in for seminars, which
(continued at bottom of this page)

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

N/A

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes _____

No X _____

26. Financing on Project

What is the status of financing connected with this project? Application has been made for SBA loan, and 50/50 program and bank financing.

will further expose downtown potential. Many buildings on "The Landing" have been destroyed or have fallen down. We have hired structural engineers and will be spending money to guarantee structural strength.

I hereby certify that the information and representation on this Application are true and complete.

Dan J. McNeil
Signature (s) of Owners

6-28-85
Date

Kay Miller-Evans

6-28-85

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Approved or Denied?

Date:

Allocation Area:

KAY MILLER-EVANS
10806 LONGWOOD DRIVE
FORT WAYNE, INDIANA 46825

No. 1895
July 1 1985 71-19/749

Pay to the order of City of Fort Wayne \$ 50.00
Fifty Dollars and 00/100 DOLLARS

FORT WAYNE NATIONAL BANK
FORT WAYNE • INDIANA 46802

Memo Tax Abatement Appt. Kay Miller-Evans

⑆074900194161⑆672⑆298⑆9⑆1895

by State Board of Accounts

L.L. ROYCE & CO., HUNTSVILLE, ALA. GENERAL FORM NO. 252

RECEIPT

D - ECONOMIC DEVELOPMENT

No. 113

FORT WAYNE, IND. July 2 1985

RECEIVED FROM Productive Business Interiors \$ 50.00

SUM OF Fifty and 00/100 DOLLARS

ACCOUNT OF Tax Abatement Application Fee

J. R. Zerkow
AUTHORIZED SIGNATURE

THIS FORM HAS BEEN APPROVED BY THE INDIANA STATE BAR ASSOCIATION FOR USE BY LAWYERS ONLY. THE SELECTION OF A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTION OF SPECIAL CLAUSES, CONSTITUTES THE PRACTICE OF LAW AND MAY ONLY BE DONE BY A LAWYER.

Mail fee bills to:
126 West Columbia
Fort Wayne, IN. 46802

WARRANTY DEED

This indenture witnesseth that

LEONARD MURPHY, AS TRUSTEE,

of Allen County in the State of Indiana

Conveys and warrants to

PRODUCTIVE BUSINESS INTERIORS, INC., an Indiana corporation with principal offices in Allen County, Indiana,
of ~~Allen County~~ ~~County in the State of~~ ~~Indiana~~
for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration,
the receipt whereof is hereby acknowledged, the following Real Estate in Allen County
in the State of Indiana, to wit:

All that part of the South east Quarter of Section 2, Township 30 North, Range 12 East, Allen County, Indiana described as follows:

Beginning at a point on the North line of Columbia Street, 80 feet East of the North East corner of Harrison and Columbia Streets, in the City of Fort Wayne, Indiana; thence East along the North line of Columbia Street, 40 feet; thence North parallel with Harrison Street through the center of the party wall 110 feet; thence West and parallel with Columbia Street, 40 feet; thence South and parallel with Harrison Street through the center of the party wall 110 feet to the place of beginning, in the City of Fort Wayne, in Allen County, Indiana.

Admn. Appr. _____

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution

B-85-07-17

DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "EconomicRevitalization Area" under I.C. 6-1.1-12.1. (Douglas J. McPhail & KayMiller Evans - d/b/a Productive Business Interiors- 126 West ColumbiaStreet, Fort Wayne, Indiana 46802)

EFFECT OF PASSAGE A four-story building that is presently vacant will
be renovated. This business interior company will create approximately
30 new jobs and will aid in the development of "The Landing."

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$320,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-85-07-17

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN ~~(ORDINANCE)~~ (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ~~(ORDINANCE)~~ (RESOLUTION) UNDER CONSIDERATION AND BEG

LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID ~~(ORDINANCE)~~

(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN

YES

NO

BEN A. EISBART
CHAIRMAN

JANET G. BRADBURY
VICE CHAIRWOMAN

SAMUEL J. TALARICO

THOMAS C. HENRY

JAMES S. STIER

CONCURRED IN 7-23-85

SANDRA E. KENNEDY
CITY CLERK